122.0	0005	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,216,900 / 1,216,900
					USE VALUE:	1,216,900 / 1,216,900
					ASSESSED:	1,216,900 / 1,216,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		LAKEVIEW, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DICK JONATHAN R & KATHRYN G
Owner 2:	
Owner 3:	
Street 1:	17 LAKEVIEW AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	JENNINGS MATTHEW S & KATHRYN M -
Owner 2:	-
Street 1:	17 LAKEVIEW AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,137 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1914, having primarily Clapboard Exterior and 2357 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6137.000	673,200		543,700	1,216,900
Total Card	0.141	673,200		543,700	1,216,900
Total Parcel	0.141	673,200		543,700	1,216,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 516.31 | /Parcel: 516.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	78962
GIS Ref	
GIS Ref	
Insp Date	04/28/18

!9533!

PREVIOUS ASSESSMENT

Parcel ID: 122.0-0005-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	672,900	0	6,137.	543,700	1,216,600	1,216,600	Year End Roll	12/18/2019
2019	101	FV	525,300	0	6,137.	573,900	1,099,200	1,099,200	Year End Roll	1/3/2019
2018	101	FV	525,300	0	6,137.	422,900	948,200	948,200	Year End Roll	12/20/2017
2017	101	FV	525,300	0	6,137.	404,800	930,100	930,100	Year End Roll	1/3/2017
2016	101	FV	494,700	0	6,137.	374,500	869,200	869,200	Year End	1/4/2016
2015	101	FV	240,400	0	7,248.	331,500	571,900	571,900	Year End Roll	12/11/2014
2014	101	FV	240,400	0	7,248.	323,800	564,200	564,200	Year End Roll	12/16/2013
2013	101	FV	240,400	0	7,248.	308,500	548,900	548,900		12/13/2012

PRINT

Date	Time
12/10/20	23:59:47

LAST REV

Date	Time
02/26/20	10:22:42
danam	
9533	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JENNINGS MATTHE	72461-176	1	4/16/2019		1,385,000	No	No		
DICESARE ANTHON	66046-408		9/9/2015		1,025,000	No	No		
FITZMAURICE JOH	64038-481		8/6/2014	Mult Lots	800,000	No	No		Patricia Fitzmaurice d.o.d. 2/15/2001. John A
FITZMAURICE JOH	10609-70		8/13/1964	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/30/2019	1752	Porch	41,000	C				
10/15/2018	1499	Re-Roof	8,000	C				
1/7/2015	12	Manual	10,000					Relocate storm doo
9/19/2014	1228	New Wind	2,500		9/19/2014			Interior renovatio
9/15/2014	1190	Heat App	12,000		9/15/2014			Install 2 heat pum
8/18/2014	998	Demoliti	10,000		8/18/2014			Interior demolitio
10/1/1992	492	Manual	3,700					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
6/12/2019	SQ Returned	JO	Jenny O
4/28/2018	MEAS&NOTICE	HS	Hanne S
6/1/2015	Info Fm Prmt	PC	PHIL C
4/7/2015	Inspected	PC	PHIL C
8/18/2014	Info Fm Prmt	PC	PHIL C
11/21/2008	Meas/Inspect	345	PATRIOT
4/5/2000	Inspected	276	PATRIOT
7/13/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	78962
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6137		Sq. Ft.	Site		0	90.	0.98	10									543,697						543,700	

Total AC/HA: 0.14089 | Total SF/SM: 6137 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 543,697 | Spl Credit | Total: 543,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1914	Eff Yr Blt:	2014
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.4	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.09550047
Const Adj.:	1.01989794
Adj $ / SQ:	139.662
Other Features:	126227
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	675889
Depreciation:	2704
Depreciated Total:	673185

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

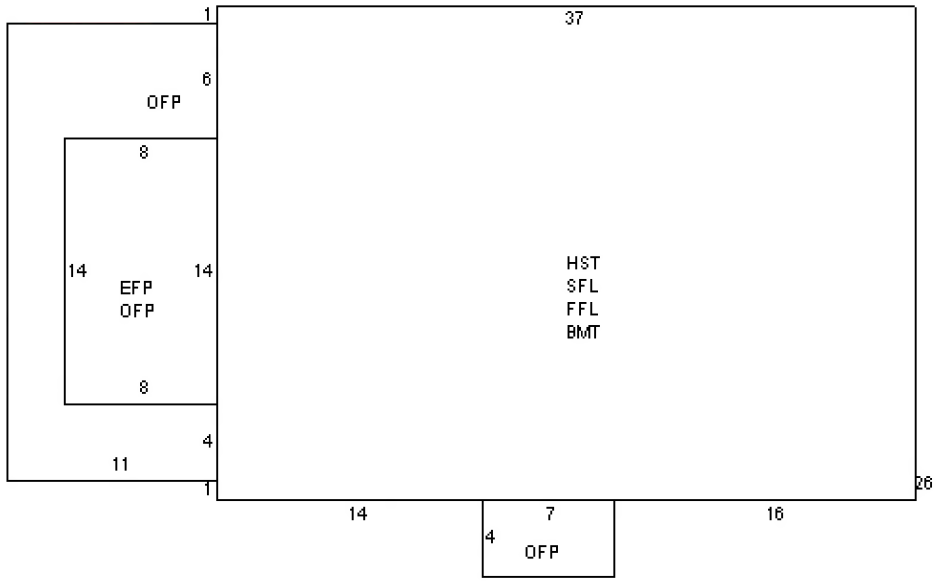
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	185.75
Special Features:	0	Val/Su Net:	180.82
Final Total:	673200	Val/Su SzAd	285.63

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	962	41.900	40,307
FFL	First Floor	962	139.660	134,355
SFL	Second Floor	914	139.660	127,637
HST	Half Story	481	139.660	67,178
OFP	Open Porch	292	22.590	6,597
EFP	Enclos Porch	112	52.560	5,887

Net Sketched Area:	3,723			Total:	381,961
Size Ad	2356.8999	Gross Are	4252	FinArea	2357

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

122.0-0005-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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